

087.0

0002

0007.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

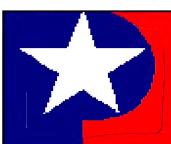
Total Card / 1,308,700 / 1,308,700

USE VALUE:

1,308,700 / 1,308,700

ASSESSED:

1,308,700 / 1,308,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		LILLIAN LN, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BLOCH MEGAN	
Owner 2:	
Owner 3:	
Street 1: PO BOX 288	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: EDGEHILL REALTY LLC -
Owner 2: -
Street 1: 792 MASS AVE #2
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .207 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2009, having primarily Clapboard Exterior and 4238 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o
n
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Code Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 9008 Sq. Ft. Site 0 70. 0.77 12

## IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								198135
								GIS Ref
								GIS Ref
								Insp Date
								10/11/18

## PREVIOUS ASSESSMENT

Parcel ID 087.0-0002-0007.A										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	825,500	0	9,008.	483,200	1,308,700		Year end	12/23/2021
2021	101	FV	800,500	0	9,008.	483,200	1,283,700		Year End Roll	12/10/2020
2020	101	FV	800,500	0	9,008.	483,200	1,283,700	1,283,700	Year End Roll	12/18/2019
2019	101	FV	612,800	0	9,008.	448,700	1,061,500	1,061,500	Year End Roll	1/3/2019
2018	101	FV	611,000	0	9,008.	448,700	1,059,700	1,059,700	Year End Roll	12/20/2017
2017	101	FV	611,000	0	9,008.	393,400	1,004,400	1,004,400	Year End Roll	1/3/2017
2016	101	FV	611,000	0	9,008.	358,900	969,900	969,900	Year End	1/4/2016
2015	101	FV	598,400	0	9,008.	317,500	915,900	915,900	Year End Roll	12/11/2014

## SALES INFORMATION

TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EDGEHILL REALTY	53162-211		7/8/2009	Family	99	No	No		
DAVIDSON HENRY	51939-51		12/1/2008	Family	99	No	No		
DAVIDSON RUTH	26130-333		3/13/1996	Forclosure	100	No	No	A	

## BUILDING PERMITS

ACTIVITY INFORMATION									
Date	Result	By	Name						
10/11/2018	MEAS&NOTICE	CC	Chris C						
3/10/2010	Permit Visit	BR	B Rossignol						
5/20/2009	Measured	197	PATRIOT						
4/4/2000	Vacant Lot	263	PATRIOT						
5/21/1997		PM	Peter M						

Sign: / / /

VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 6	Colonial			Full Bath: 3	Rating: Very Good			SUB DIVISION PLAN #60 OF 2009.											
Sty Ht: 2H	- 2 & 1/2 Sty			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good														
Prime Wall: 2	- Clapboard			A HBth:	Rating:														
Sec Wall:			%	OthrFix:	Rating:														
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good														
Color: PEACH				A Kits:	Rating:														
View / Desir:				Frl:	Rating:														
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:														
Grade: B- - Good (-)				<b>CONDOS INFORMATION</b>															
Year Blt: 2009	Eff Yr Blt:			Location:															
Alt LUC:				Total Units:															
Jurisdct: G11	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>															
Avg Ht/FL: STD				Phys Cond: VG - Very Good	0.9 %														
Prim Int Wal 1	- Drywall			Functional:															
Sec Int Wall:				Economic:															
Partition: T	- Typical			Special:															
Prim Floors: 3	- Hardwood			Override:															
Sec Floors:				Total:	0.9 %														
Bsmt Flr: 12	- Concrete			<b>CALC SUMMARY</b>															
Subfloor:				Basic \$ / SQ: 130.00															
Bsmt Gar:				Size Adj.: 0.89775836															
Electric: 3	- Typical			Const Adj.: 0.99989998															
Insulation: 2	- Typical			Adj \$ / SQ: 116.697															
Int vs Ext: S				Other Features: 130485															
Heat Fuel: 2	- Gas			Grade Factor: 1.21															
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000															
# Heat Sys:				NBHD Mod:															
% Heated: 100	% AC: 100			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 833023															
% Com Wal	% Sprinkled			Depreciation: 7497															
MOBILE HOME				Depreciated Total: 825525															
SPEC FEATURES/YARD ITEMS																			
Make: [ ] Model: [ ] Serial # [ ] Year: [ ] Color: [ ]																			
<b>PARCEL ID</b> 087-0-0002-0007.A																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items: [ ]				Total Special Features: [ ]				Total: [ ]							